

**CITY OF LEESBURG PLANNING & ZONING DIVISION  
DEPARTMENTAL REVIEW SUMMARY**

**DATE:** September 18, 2013  
**OWNER:** Everbank, A Federal Savings Bank  
**PETITIONER:** Ardent Properties  
**PROJECT:** Royal Palms  
**REQUEST:** Planned Developments Rezoning  
**CASE NO.:** RZ-13-87

**THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:**

POLICE

“No comment from Code Enforcement.” – Senior Police Officer Michael Howard – 9/4/13

“Police have no objections.” – Robert Hicks – 9/10/13

FIRE

“The Fire Department has no objections at this time.” – Chief Kevin Bowman – 9/4/13

ELECTRIC

No comments received as of 9/18/13.

WATER DISTRIBUTION

No comments received as of 9/18/13

WATER BACKFLOW

“Water backflow has no issues.” – Helga Bundy – 9/4/13.

STORMWATER

No comments received as of 9/18/13.

WASTEWATER

No comments received as of 9/18/13

GAS

Case # RZ-13-87- Royal Palms is approved by the City of Leesburg Gas Dept per Kim Keenan – Gas Distribution Coordinator. This project will be required to use natural gas in 80% of its residential homes, to include a gas hot water heater and natural gas furnace. Please contact Kim Keenan at 352-435-9420

GIS

No comments received as of 9/18/13

BUILDING

No comments received as of 9/18/13

ENGINEERING/PUBLIC WORKS/SURVEY

“A significant portion of this property lines within the flood plain. The base flood elevation is established at 63.8 feet. Flood plain construction standards will be required and structures will require LOMA exclusions or flood plain insurance.” – DC Maudlin – 9/4/13

#### ADDRESSING

“Royal Palms legal description is good.” – Deb Devoe – 9/9/13

#### ECONOMIC DEVELOPMENT

No comments received as of 9/18/13

#### PUBLIC RESPONSES

##### **Approval**

**Kenneth Sampong** – 709 Physician Ct – Leesburg, FL 34748 – (352) 728-5116 – ksampong@earthlink.net

##### **Disapproval**

No comments received as of 9/18/13